

Amendment No. 1 to HB1230

Farmer
Signature of Sponsor

AMEND Senate Bill No. 1311

House Bill No. 1230*

by deleting all language after the enacting clause and substituting instead the following:

SECTION 1. Tennessee Code Annotated, Title 66, Chapter 5, Part 1, is amended by adding the following as a new section:

66-5-105.

(a) A deed of conveyance of real property shall be prepared by a licensed attorney, title insurance agent, or the owner of the real property.

(b) The deed shall be recorded in the county in which the property is located pursuant to § 66-24-103.

(c) This section shall not apply to:

(1) Chapter 32 of this title, relative to timeshare programs and vacation clubs;

(2) Deeds filed on behalf of a federal, state, or local government or instrumentality thereof; or

(3) Deeds filed on behalf of a state or national bank, savings bank, credit union, or federal farm credit association.

SECTION 2. Tennessee Code Annotated, Section 8-13-108(a), is amended by adding the following as a new, appropriately designated subdivision:

Verify that an affidavit on a deed of conveyance of real property was duly signed and notarized stating under oath the name and address of the preparer of the document and additionally stating the preparer is a licensed attorney, title insurance agent, or the owner of the real property being transferred.

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SECTION 3. Tennessee Code Annotated, Section 66-24-101, is amended by adding the following as a new, appropriately designated subsection:

The county register shall refuse to register any deed of conveyance of real property that is not prepared by a licensed attorney, title insurance agent, or the owner of the real property as prescribed in § 66-5-105, and so stated on the document by a sworn affidavit.

SECTION 4. This act shall take effect July 1, 2017, the public welfare requiring it, and shall apply to conveyances of real property occurring on or after that date.